

# Land Use: 255

## Continuing Care Retirement Community

### Description

A continuing care retirement community (CCRC) is a land use that provides multiple elements of senior adult living. CCRCs combine aspects of independent living with increased care, as lifestyle needs change with time. Housing options may include various combinations of senior adult (detached), senior adult (attached), congregate care, assisted living, and skilled nursing care—aimed at allowing the residents to live in one community as their medical needs change. The communities may also contain special services such as medical, dining, recreational, and some limited, supporting retail facilities. CCRCs are usually self-contained villages. Senior adult housing—detached (Land Use 251), senior adult housing—attached (Land Use 252), congregate care facility (Land Use 253), assisted living (Land Use 254), and nursing home (Land Use 620) are related uses.

### Additional Data

*Caution should be used when applying these data. CCRCs are relatively new and unique land uses. These developments consist of various housing components (dwelling units, rooms, and beds<sup>1</sup>) that often exist in varying proportions. Therefore, the use of a single housing component does not fully describe the trip generation characteristics of these communities. Based upon the limited data submitted for this land use, it was determined that a comprehensive independent variable, units, was the most appropriate descriptor of the characteristics. This variable is defined as an aggregate of all living accommodations common to these communities. The independent variable, occupied units, provides data on the number of units that were occupied at the study sites at the time of the survey.*

*To illustrate the varying proportions of housing options that exist, the following table is provided for nine of the CCRCs included in this land use as an example. Users are strongly cautioned to exercise proper professional judgment in applying these data.*

Living Accommodations at CCRCs		
Occupied Dwelling Units/Rooms <sup>2</sup>	Occupied Beds	Total Occupied Units
215	46	261
220	151	371
620	100	720
312	166	478
210	37	247
323	120 <sup>3</sup>	443
233	121 <sup>3</sup>	354
209	33	242
234	94	328

The sites were surveyed in the 1980s, the 1990s, and the 2000s in Connecticut, Illinois, Maryland, Massachusetts, Pennsylvania, and Virginia.

***A complete study of CCRCs requires future analysis of their various components. Therefore, it is important to collect as much information as possible. At the very least, the total number of dwelling units, rooms, and beds should be obtained; if possible, the number of corresponding occupied units should be recorded as well.***

### **Source Numbers**

244, 253, 388, 501, 576, 713, 715

---

<sup>1</sup> Dwelling units, rooms, and beds are the independent variables typically used to represent independent housing (detached/attached/congregate care), assisted living facilities, and nursing homes, respectively. Occupied dwelling units/rooms may be private or shared accommodations.

<sup>2</sup> Total number of combined dwelling units and rooms available within a community.

<sup>3</sup> For analysis purposes, an assumption was made that the total number of beds equaled the total number of occupied beds.

# Continuing Care Retirement Community (255)

Vehicle Trip Ends vs: Units  
On a: Weekday

Setting/Location: General Urban/Suburban

Number of Studies: 4

Avg. Num. of Units: 1843

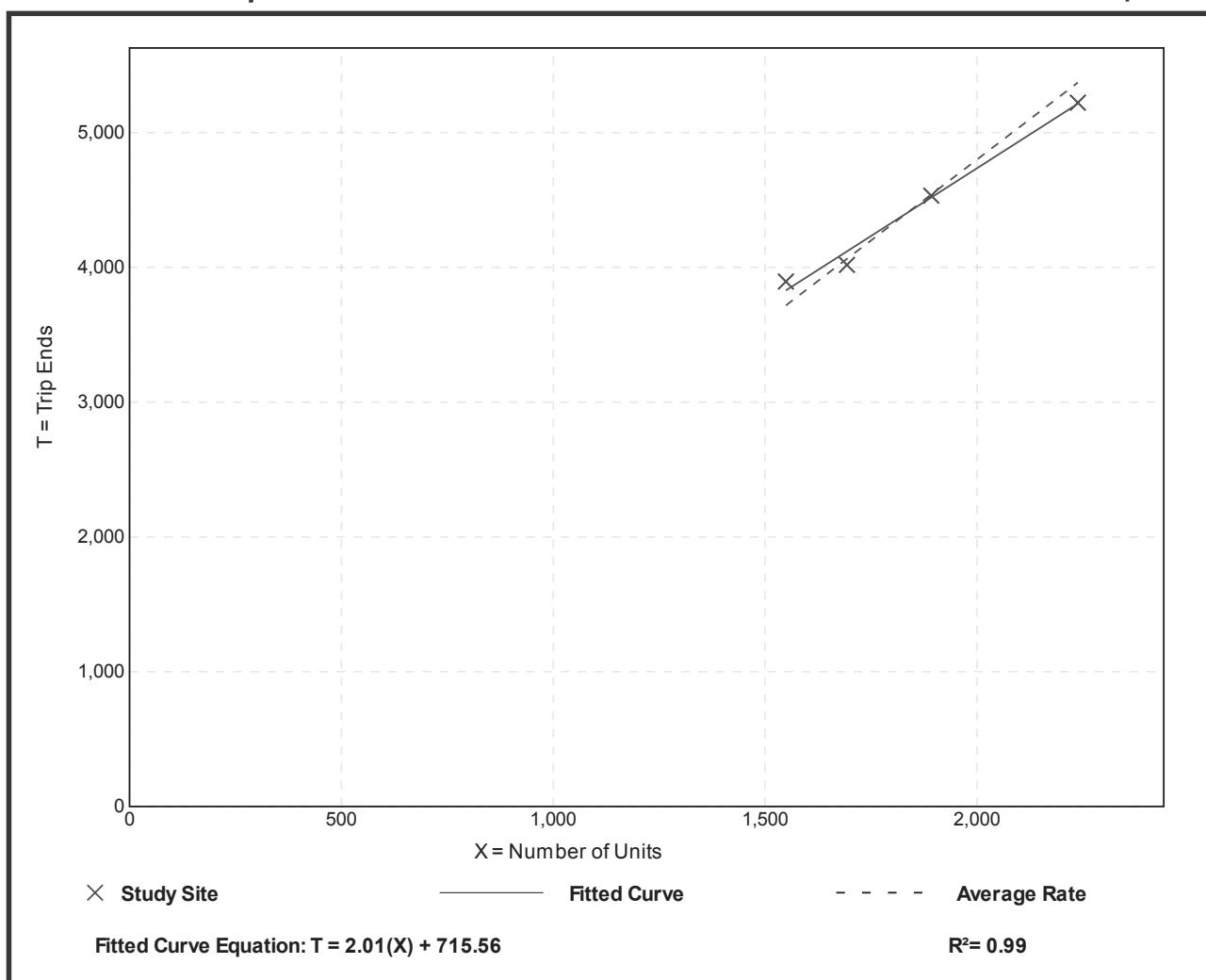
Directional Distribution: 50% entering, 50% exiting

## Vehicle Trip Generation per Unit

Average Rate	Range of Rates	Standard Deviation
2.40	2.33 - 2.51	0.08

## Data Plot and Equation

*Caution – Small Sample Size*



# Continuing Care Retirement Community (255)

Vehicle Trip Ends vs: Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 7 and 9 a.m.

Setting/Location: General Urban/Suburban

Number of Studies: 6

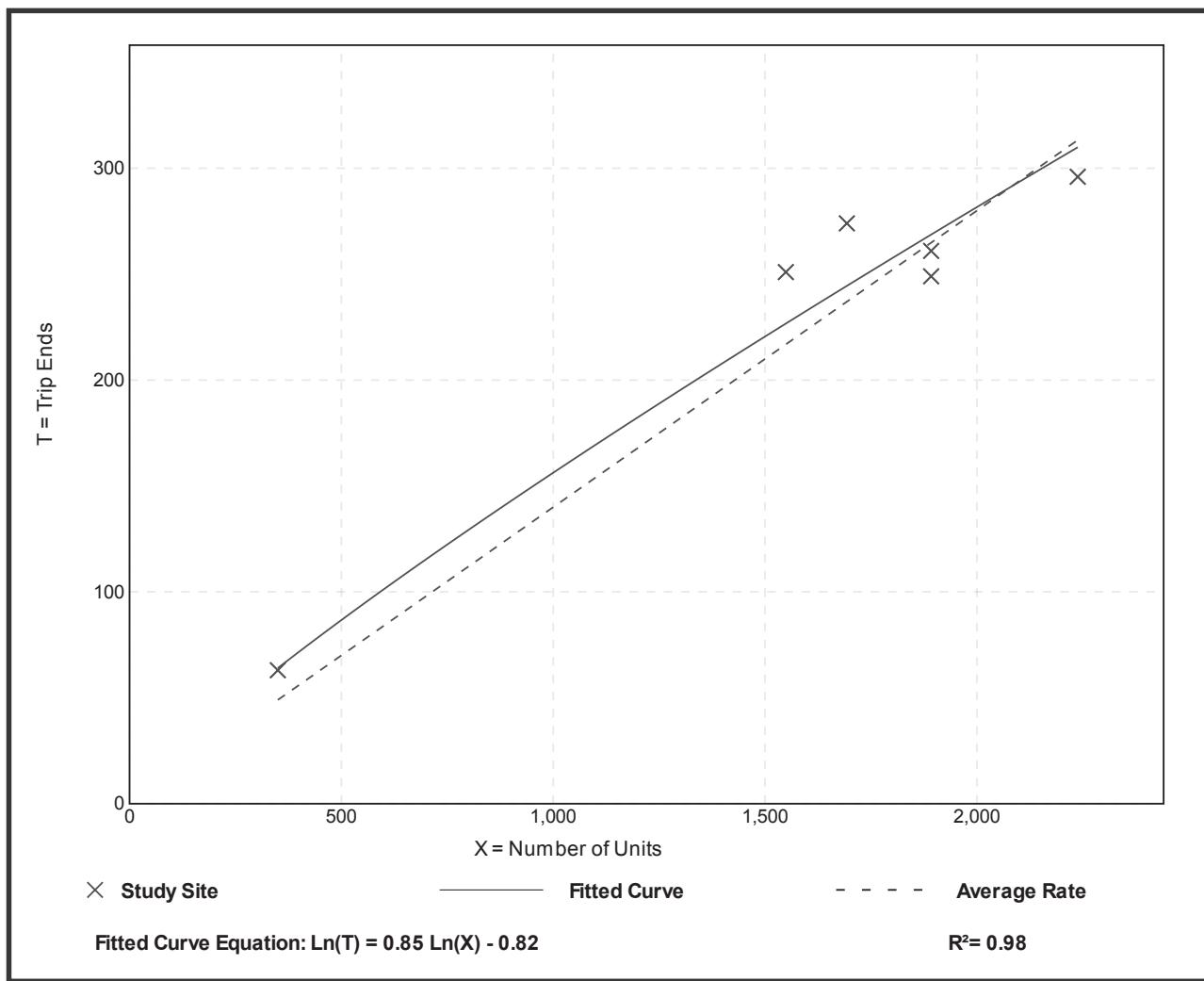
Avg. Num. of Units: 1602

Directional Distribution: 65% entering, 35% exiting

## Vehicle Trip Generation per Unit

Average Rate	Range of Rates	Standard Deviation
0.14	0.13 - 0.18	0.02

## Data Plot and Equation



# Continuing Care Retirement Community (255)

Vehicle Trip Ends vs: Units

On a: Weekday,

Peak Hour of Adjacent Street Traffic,

One Hour Between 4 and 6 p.m.

Setting/Location: General Urban/Suburban

Number of Studies: 6

Avg. Num. of Units: 1602

Directional Distribution: 39% entering, 61% exiting

## Vehicle Trip Generation per Unit

Average Rate	Range of Rates	Standard Deviation
0.16	0.14 - 0.19	0.02

## Data Plot and Equation

